

Tools



The State of Wisconsin has many tools available to facilitate the cleanup and redevelopment of brownfields. The following are just a few examples of these tools available to local governmental units (LGUs).

Liability Exemption (s. 292.11, Wis. Stats.)

If a local government acquires a property through specific involuntary means (e.g. condemnation), and meets other requirements, the LGU is not responsible to investigate or clean up the property under the State's Spill Law.

Ability to Recover Costs

This tool (s. 292.33, Wis. Stats.) gives local governments clear authority to recover environmental costs from responsible persons if the property is acquired through specific involuntary means (e.g. condemnation).

Delinquent Property Tax Tools

Inspection Authority: Chapters 66 and 75, Wis. Stats., give LGUs authority to gain access to properties to conduct environmental inspections.

Cancellation of Taxes: Counties or the City of Milwaukee can cancel all or a portion of the unpaid property taxes on a contaminated property in exchange for arrangements to clean up the property. (s. 75.105, Wis. Stats.)

Acquisition Through the County: A municipality can acquire a contaminated property by requesting that the county take the tax deed and transfer it to the LGU. (s. 75.17, Wis. Stats.)

Assignment of Contaminated Property: Counties or the City of Milwaukee can assign property foreclosure judgments to parties interested in taking title to the property, in exchange for a clean-up agreement. (s. 75.106, Wis. Stats.)

Financing



Many Wisconsin state agencies provide financial tools for brownfields cleanup and redevelopment. Check with the appropriate agency listed below for further information.

Brownfield Site Assessment Grant

This DNR program is available to local governments to fund investigation, demolition and other specific "preliminary" activities at brownfield sites.

Land Recycling Loan

The DNR administers this 0% interest loan program for remediation of landfills and brownfields owned by local governments.

Stewardship

Grants for urban greenspace, urban river, and recreational trail projects are possible through Stewardship funds at the DNR. Money can be used for land acquisitions or easements.

Environmental Remediation Tax Incremental Financing (ER TIF) & Tax Incremental Financing (TIF)

These Department of Revenue financing tools are available to local governments to reimburse eligible environmental remediation expenses.

Commerce Brownfields Grants

Local officials with remediation and redevelopment projects that have economic development potential may want to consider these Department of Commerce grants.

Assistance



Staff from the DNR are available to assist you with many issues that may arise at brownfields. The following services are available for a fee.

Liability Assurance Letters & Exemptions

The Department can provide written assurances to assist with property transactions and the clean up of brownfields. These assurances can address liability issues and are available as letters, agreements, exemptions or certificates.

Technical Assistance Letters

Technical assistance, such as reviewing site investigations and clean-up plans, is also available.

Publications



The following RR publications have information pertaining to local governments. Call the Information Line or visit the RR web site listed in this brochure to obtain these and other publications.

- *Financial Resource Guide for Cleanup and Redevelopment* – RR-539
- *Liability Protection for Local Governmental Units and Economic Development Corporations (Fact Sheet 7)* – RR-579
- *Underground Storage Tanks (Fact Sheet 8)* – RR-627
- *Assurance Letters (Fact Sheet 9)* – RR-593

Brownfield Basics



Brownfields are abandoned or under-used properties with real or perceived contamination which often blocks the cleanup and reuse of the properties.

Brownfields vary in size, location, age, and past use. They can be anything from a five-hundred acre, closed automobile assembly plant to a small, abandoned corner gas station. The DNR's Remediation and Redevelopment Program (RR) has a range of tools available to assist local governments in the clean up and redevelopment of brownfields in Wisconsin.

Information



Local governments who want assistance with specific brownfield properties should contact the RR staff person in their regional DNR office. If you have general questions, please contact **Dan Kolberg** at **608-267-7500** or **kolbed@dnr.state.wi.us**.

The RR web site has many features to assist LGUs with brownfields. For example, local governments can locate DNR staff contacts, access DNR publications, obtain environmental information on specific properties, or find information on financial incentives. The RR web site is found at:
www.dnr.state.wi.us/org/aw/rr.

If you do not have access to the web, you can get information about the RR program by calling the **Information Line** at: **800-367-6076** (in-state long distance) or **608-264-6020** (Madison area or out-of-state long distance)

Hot Links



More information about brownfields and Wisconsin's programs to manage contaminated properties can be found at the following web sites.

WI DNR - RR Program

www.dnr.state.wi.us/org/aw/rr

Wisconsin Department of Commerce

www.commerce.state.wi.us/CD/CD-bfi.html

Wisconsin Department of Revenue

www.dor.state.wi.us/html/erbase.html

Environmental Protection Agency - Region 5

www.epa.gov/R5Brownfields/

Regional Online Brownfields Information Network

www.glc.org/robin/

Wisconsin Towns Association

www.wisctowns.com

The League of Wisconsin Municipalities

www.lwm-info.org

Wisconsin Counties Association

www.wicounties.org/



This document may contain information about certain state statutes and/or rules and does not include all of the details found in the statutes/rules. Readers should consult the actual language of the statutes/rules to answer specific questions.

The WI DNR provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Dept. of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



Brownfield Basics for Local Governments

Cleanup Tools



Financial Programs

Publications

Web Sites

Remediation & Redevelopment Program



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